

DEPARTMENT OF BIODIVERSITY, CONSERVATION AND ATTRACTIONS REPORT

PROPOSAL	Extension to Bayside Kitchen Matilda Bay Café
LOCATION	Lot 8169 on Plan 171833 and Lot 14555 on Plan 32409 (Crown Reserve 17375), Hackett Drive, Crawley
COST	\$450,000
APPLICANT	Bayside Kitchen Matilda Bay (Warwick Lavis)
LANDOWNER	Conservation and Parks Commission (leased to Redbridge Pty Ltd – Matilda Bay Tearooms/Kiosk)
LOCAL GOVERNMENT	City of Perth
MRS CLASSIFICATION	Regional Open Space
DECISION TYPE	Part 5, <i>Swan and Canning Rivers Management Act 2006</i> , Ministerial Determination
ATTACHMENTS	1. Application and supporting documents (22 pages) 2. External referral responses: a) City of Perth (3 pages) b) City of Nedlands (1 page) c) Water Corporation (6 pages)
RECOMMENDATION	APPROVAL WITH CONDITIONS

1. INTRODUCTION

- 1.1 The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application from the Bayside Kitchen Matilda Bay, proposing an extension to the café at Lot 8169 on Plan 171833 and Lot 14555 on Plan 32409 (Reserve 17375), Hackett Drive, Crawley (**Figure 1** and **Attachment 1**). The proposal includes an extension to the building to install a new cool room and freezer room and extend the existing dining area.

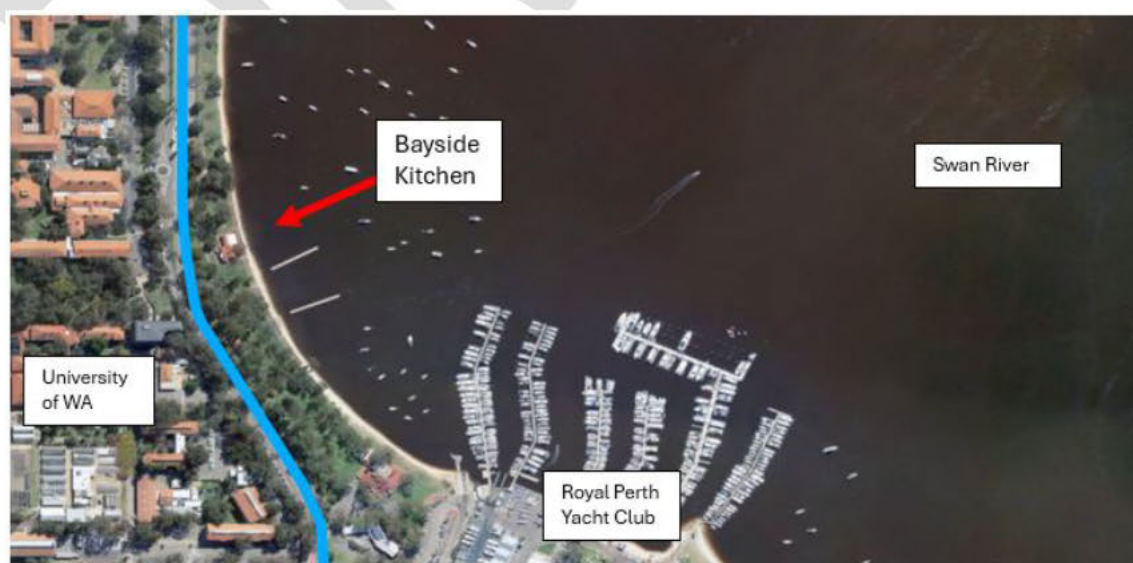


Figure 1: Bayside Kitchen Matilda Bay (red arrow) and Swan Canning development control area (blue line)

The site plan for Lot 8169 shows a large rectangular area outlined in orange, representing the 'Proposed Floor Area'. Within this area, a smaller section is outlined in blue and labeled 'Area of existing building 470m²'. The plan includes various annotations such as 'ELECTRICAL INFRASTRUCTURE', 'LOT 14555', 'PAVED BRICK WALL', 'PAVED', 'EDGE PACKS', 'PAVED KITCHEN, PAVED BRICK AND TILE', 'RIDGE HEIGHT 4.50', 'RIDGE HEIGHT 7.11', 'RIDGE HEIGHT 1.50', 'RIDGE 2.20', 'AREA OF WORKS', 'GRASS', 'TREE', 'TP', 'TYPED PAVED ROAD IN CONCRETE', and 'PAVEMENT'. The lot number 'LOT 8169' is prominently displayed in the center-right of the plan.

[illegible]

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1.4 The proposal includes:

- Extension of approximately 58m² to the floor area of the existing building to allow for:
 - extension of the existing dining area to accommodate up to 30 additional patrons
 - installation of cool room and freezer room
- new roof structure to match the existing building
- relocation of existing glazing and planter
- relocation, if required, of the existing soakwell to accommodate the new roof drainage
- modification of the existing back bar to incorporate new refrigeration and beer taps
- installation of café blinds to the extended dining area, consistent with existing material and appearance
- relocation of an existing light pole
- relocation of six bicycle racks, including associated footpath adjustment and reinstatement of bike maintenance facility
- construction of new footpath
- relocation of existing dog walking signage.



Figure 4: Western elevation of the café showing the area proposed for the extension. The proposed extension will be located along the western side of the existing building and will not extend towards the adjacent trailer area shown in the photograph. Works associated with the proposal include the relocation of the existing light pole.

1.5 The applicant has advised that the proposal does not involve any changes to the café's operating hours.

1.6 This report has been prepared in accordance with section 75(2) of the SCRM Act.

2. CONSULTATION

2.1 The application was received on 22 April 2026. In accordance with section 73 of the SCRM Act, the application was referred to relevant stakeholders for a period of 42 days commencing on 30 April 2026 with an invitation to make a submission.

2.2 The following submissions were received:

City of Perth

2.3 The City of Perth advises that it supports the proposal, subject to the following condition and advice:

- Condition: All external alterations and additions matching/complementing the existing building with final details of the materials, colours and finishes being submitted for approval by the Department of Biodiversity, Conservation and Attractions, in consultation with the City, prior to applying for a building permit.
 - Advice: The owner/applicant is advised to contact the City of Perth's Urban Design team for further details on the requirements and approval process to relocate/modify the existing bicycle and pedestrian infrastructure impacted by the proposed works.
- 2.4 The applicant should also be advised that no building works should proceed prior to the City issuing a building permit. The City requires any building permit application to be accompanied by written confirmation that the conditions of planning approval and the building permit plans have been cleared to the DBCA's satisfaction and include written clearances from the Office of Heritage (where applicable).
- 2.5 The applicant should also be advised that an application for an Occupancy Permit (BA9) needs to be submitted to the City for approval.
- 2.6 The City's response is provided in **Attachment 1a** and is incorporated into the recommended advice (Section 9) of this report.

City of Nedlands

- 2.7 The City of Nedlands advises that it has no comment on the proposal (**Attachment 1b**).

Water Corporation

- 2.8 Water Corporation provided the following advice:
- Water: reticulated water is available and connected.
 - Wastewater: reticulated sewerage is available and connected to the subject lot. An Odour Buffer is in close proximity to the proposed extension. Only a compatible land use should be developed within the buffer, if the development changes it will reassess the proposal. Refer to EPA WA's separation distances documentation.
 - Approval for works: Any works undertaken in proximity to Water Corporation assets will require prior approval via an Asset Protection Risk Assessment (APRA). Guidance on prescribed proximities and relevant legislation are available in Water Corporation guidelines.
 - Building Approval Application: Prior to construction, the landowner is required to submit an Additions/Alterations Application by using the online portal BuilderNet. Attachments required for approval will include: final construction, site and architectural floor plans.
- 2.9 Water Corporation provided additional advice regarding the wastewater system, noting that assessment of the capacity and suitability of any private wastewater infrastructure servicing the development remains the responsibility of the landowner/applicant and the relevant approval authority. Should the proposal require connection to Water Corporation's sewer network, any necessary servicing requirements would be addressed through the standard connection application process.
- 2.10 Water Corporation's advice is provided in **Attachment 1c**.
- 2.11 It is noted that the odour buffer referred to by Water Corporation relates to the Subiaco Wastewater Treatment Plant. The mapped buffer boundary is located approximately 3km from the subject land and does not affect the proposal.

PUBLIC CONSULTATION – SUBMISSIONS ON APPLICATION

2.12 In accordance with section 74 of the SCRM Act, the application was advertised on the DBCA website from 1 to 18 May 2026 with an invitation to make a submission.

2.13 No submissions were received.

Public consultation – submissions on draft report

2.14 In accordance with section 75 of the SCRM Act, a copy of the draft report will be provided to the applicant and the relevant referral agencies, being the cities of Perth and Nedlands, and Water Corporation.

2.15 This draft report will be published on the DBCA website for a minimum period of 14 days with an invitation for public submissions.

3. RELEVANT POLICIES AND PLANS

- State Planning Policy 2.9 – Water (SPP 2.9)
- Draft River Protection Strategy for Derbal Yirragan Djarlgarro (Swan Canning river system) 2026-2036 (Draft River Protection Strategy)
- Corporate Policy Statement No. 42 – Planning for land use, development and permitting affecting the Swan Canning development control area (Policy 42)
- Corporate Policy Statement No. 46 – Planning for commercial operations in the Swan Canning development control area (Policy 46)
- Corporate Policy Statement No. 48 – Planning for development setback requirements affecting the Swan Canning development control area (Policy 48)
- Corporate Policy Statement No. 49 – Planning for stormwater management affecting the Swan Canning development control area (Policy 49)
- Corporate Policy Statement No. 51 – Planning for wastewater management affecting the Swan Canning development control area (Policy 51)
- Corporate Policy Statement No. 52: Planning for localities along the Swan Canning development control area, with regard to the Dootanboro (Melville Water) Locality Plan
- Matilda Bay Reserve management plan 1992-2002 (Department of Conservation and Land Management, 1992)

4. ENVIRONMENTAL AND PLANNING CONSIDERATIONS

- | | |
|------------------------------------|---------------------------|
| • Planning intent for the locality | • Stormwater management |
| • Ecological health | • Wastewater management |
| • Amenity and public access | • Construction management |

5. BACKGROUND

5.1 Bayside Kitchen Matilda Bay is a popular café located on the Swan River foreshore. The proposal involves an extension of the building along its western edge (the side nearest to Hackett Drive and furthest from the Swan River). The extension will provide a cool room, freezer room and additional dining space. The proposed works also involve relocation of public assets, including a light pole, bicycle racks, signage and sections of footpath, where required to accommodate the proposed extension.

5.2 The café is located within Matilda Bay Reserve, an important and popular community asset known for its natural setting, river views and landscape values. The reserve is an A Class reserve gazetted for the purpose of recreation. It comprises approximately 20ha

of foreshore between Hackett Drive and the Swan River and is managed by DBCA's Parks and Wildlife Service.

- 5.3 The original tearooms were built on the site in the 1920s and replaced with a new structure in the 1960s. Redbridge Pty Ltd (the lessee) has operated the café since 1984. The café was refurbished in accordance with approval granted by the Minister for Environment in 2015. A minor refurbishment of the café counter was also undertaken in 2025.
- 5.4 The current lease for the café covers an area of 607m² and commenced on 1 July 2015 for a term of 41 years. To facilitate the proposed works, a lease variation for an additional area of 37.6m² was undertaken with DBCA on behalf of the Conservation and Parks Commission.

6. DISCUSSION

Planning intent for the locality

- 6.1 The reserve is managed under the Matilda Bay Reserve management plan 1992-2002 (management plan), which sets out objectives, goals and actions to guide the management and use of the reserve. The management plan identifies Bayside Kitchen café as the former Matilda Bay kiosk/tearooms and notes that redevelopment of the kiosk would be desirable. The kiosk was subsequently refurbished in accordance with an approval granted in 2015. The current proposal comprises a small-scale extension to the café and is generally consistent with the scale and function of the existing development.
- 6.2 The Dootanboro (Melville Water) Locality plan (the locality plan) provides guidance on the appropriate protection, restoration and activation of the river and its foreshores within the Melville Water locality. The locality extends from Dyoondalup (Point Walter), Bicton (excluding the Point Walter spit) and Point Resolution, Dalkeith in the west to the Canning Bridge and Narrows Bridge in the east.
- 6.3 The locality plan identifies Matilda Bay as an established commercial node that supports small-scale community-focused commercial development. Development in this location is expected to be compatible with the natural foreshore setting, while maintaining public access, protecting views and minimising environmental impacts.
- 6.4 Having regard to the management plan and locality plan, the proposed café extension is considered consistent with the strategic objectives for Matilda Bay Reserve. As a small-scale expansion of an existing commercial use within an established commercial node, the proposal is consistent with the planning intent for the locality.

Ecological health

- 6.5 Policy 42 aims to ensure that land use and development in or affecting the DCA maintains and enhances the ecological health and amenity of the Swan Canning river system. The proposed development should be carefully undertaken to prevent detrimental impacts to the foreshore area.
- 6.6 The proposed development is expected to have minimal impact on the foreshore area. The works are confined to the lease variation area, except for the relocation of public assets, including a light pole, bicycle racks, signage and sections of footpath, within adjacent Lot 14555.
- 6.7 Policy 42 states that natural vegetation should be promoted, maintained and restored, and existing native vegetation should be retained as a means of protecting linkages and

natural vegetation corridors. Proposals should avoid the removal or fragmentation of native vegetation, where possible.

- 6.8 No clearing of vegetation (except for turf) is proposed as part of the development application.
- 6.9 There are two trees adjacent to the café (Figure 2). The applicant engaged a qualified arborist to assess any potential impacts to the trees from the proposed development. The arborist assessment report (**Attachment 1**) provided the following key provisions:
- Engagement of a suitably qualified arborist to undertake tree-sensitive excavation before general site works commence along the proposed alignment to undertake root pruning works.
 - Methodology for the relocation/removal of the existing bike racks is to be subject to arboricultural input to ensure impact to Tree #1 will remain minimal during those works.
 - Methodology for the relocation/removal of the existing light pole to be subject to arboricultural input to ensure impact to Tree #1 will remain minimal during those works.
 - Proximity of proposed paving to Tree #1 is to be subject to findings from the exploratory excavations undertaken by the arborist.
 - All aspects of drainage including soakwells and any pipework required for soakwells is to be maintained outside of the notional root zone (NRZ) of the trees. Soakwells are not to be installed into the NRZ of either tree.
 - Setting up of a tree protection zone (TPZ) for the trees prior to development works commencing in accordance with AS4970 guidelines. Both trees are recommended to be incorporated into the one single TPZ area.
 - Canopy pruning to provide greater clearance for the proposed building is also recommended to be provided before general construction works commence.
- 6.10 The impact on the two trees can be managed through a condition requiring a Demolition and Construction Environmental Management Plan which is expected to include diagrams showing the TPZ and NRZs.

Amenity and public access

- 6.11 Policy 42 states that proposals should enhance and protect the character and landscape setting of the river system. Developments adjacent to the river and foreshores should incorporate design, materials and colours that complement and reinforce this setting.
- 6.12 The existing café comprises a rendered brick and timber clad building with a tiled roof. The proposal comprises an extension to the existing café, including an extended dining area, a new cool room and a new freezer room. The works also include a new roof structure over the extended dining area, relocation of existing glazing, installation of café blinds, modification of the existing dry store roofline and relocation of an existing planter. The proposal has been designed to integrate with the existing café layout and built form.
- 6.13 The proposed extension will utilise a roof form, café blinds and architectural detailing consistent with the existing building. The plans indicate that the new roof structure, wall cladding, timber framing and finishes will match the existing development, ensuring the extension integrates with the existing building. While the proposal will increase the footprint of the café, the increase is modest in scale and is not expected to adversely impact the character, landscape setting or visual amenity of the surrounding area.

- 6.14 Final design drawings will be required as a condition of approval.
- 6.15 SPP2.9 and Policy 42 require proposals to maintain and enhance public access to and along the river and its foreshore. The foreshore in this location is under the care, control and management of DBCA.
- 6.16 The building's existing dining area, including an alfresco area, faces the river (the eastern side of the building). Public access is provided along an existing pathway that runs between the café lease area and the waters of the Swan River. The pathway is well-used by locals. The proposed works will occur on the western side of the building, away from the pathway and foreshore. No changes to this pathway are proposed and public access along the foreshore will be maintained.
- 6.17 The proximity of the café to the transit network including buses and the proposed ferry terminal, means that additional parking provision is not considered necessary in this instance.

Stormwater management

- 6.18 Policy 49 requires stormwater management systems to be designed to protect and enhance the ecological and hydrological functions and amenity of the DCA. Stormwater runoff from constructed impervious surfaces generated by minor rainfall events (i.e. first 15mm) should be managed (retained and/or detained and treated (if required)) at the runoff source, as much as practical.
- 6.19 The existing café manages stormwater runoff via soakwells. The proposed development includes assessment of the existing soakwell and its relocation, if required, to accommodate runoff associated with the small-scale extension. As the proposal represents a modest increase in roof area, stormwater can continue to be managed on site through the existing soakwell system, subject to any modifications identified as part of the detailed design.

Wastewater management

- 6.20 Policy 51 indicates that the safe disposal of wastewater is necessary for the protection of public health and to minimise contributions of high nutrient loads in the Swan and Canning rivers. Where a reticulated sewerage scheme is provided, all development in the vicinity of the river system should be connected to the reticulated sewerage system.
- 6.21 The development will continue to be serviced by the existing Septic Tank Effluent Pump (STEP) system. The proposal does not include additional toilet facilities or changes to the site's wastewater management arrangements. While the proposal will increase patron capacity through an expanded dining area, the existing wastewater system will remain in place and continue to manage wastewater generated by the café.

Construction management

- 6.22 The proposal involves a small-scale extension to an existing building and associated works, including the relocation of public assets. While no works are proposed within the Swan River, the proximity of the site to the foreshore and public recreation areas requires appropriate management during construction to minimise any potential impacts on the river and foreshore.
- 6.23 A condition of approval can require a Demolition and Construction Environmental Management Plan detailing measures such as site access, asset relocation, vegetation protection, erosion and sediment control, and maintenance of public safety and access during construction.

7. SWAN RIVER TRUST

- 7.1 In accordance with section 75(3A) of the SCRM Act, the Swan River Trust considered DBCA's draft report at its meeting of 8 September 2026 and resolved to advise the Director General of DBCA that it recommends the application be approved subject to the conditions outlined in this draft report, subject to Condition 8 being amended for clarity.
- 7.2 DBCA supports the recommendation and has amended Condition 8 to reference patrons rather than seats.

8. CONCLUSION

- 8.1 The proposal to extend the existing cafe has been assessed against relevant planning and environmental policies applicable to the Swan Canning DCA, including the Dootanboro (Melville Water) Locality Plan. The proposal café extension is consistent with the intent of these policies, which identify Matilda Bay commercial node.
- 8.2 The development's small-scale and built form are considered appropriate to the foreshore setting. The proposal is expected to complement the existing visual amenity of the area, while having minimal impact on vegetation and maintaining public access.
- 8.3 It is anticipated that the proposal will not have any adverse impact on the foreshore area. Potential environmental impacts can be appropriately managed through conditions of approval including the implementation of an approved CEMP.
- 8.4 For these reasons, the proposal is considered acceptable and is recommended for approval, subject to conditions and advice.

9. RECOMMENDATION – APPROVAL WITH CONDITIONS

That the Director General of DBCA advises the Minister for the Environment that the proposed extension to Bayside Kitchen Matilda Bay at Lot 8169 on Plan 171833 and Lot 14555 on Plan 32409 (Reserve 17375), Hackett Drive, Crawley (**Attachment 1**), as described in the application received on 22 April 2026 be approved, subject to the following:

CONDITIONS

1. Approval to implement this decision is valid for three (3) years from the date of this approval. If on-site works have not substantially commenced within this period, a new approval will be required before commencing or completing the development.
2. All works are to be undertaken in accordance with a Demolition and Construction Environmental Management Plan which is to be submitted to and approved by the Department of Biodiversity, Conservation and Attractions, prior to the commencement of works (**Advice Note 2**).
3. Prior to the commencement of works, all significant vegetation in and adjacent to the authorised work site shall be identified and protected by installation of Tree Protection Zones in accordance with *Australian Standard AS 4970-2009 - Protection of trees on development site* (**Advice Note 3**).
4. All tree pruning works shall be carried out by an arborist (**Advice Note 4**).
5. Prior to the commencement of works, the final design and drawings are to be submitted to and approved by the Department of Biodiversity, Conservation and Attractions on the advice of the City of Perth, prior to applying for a building permit (**Advice Note 5**).
6. Stormwater run-off from constructed impervious surfaces generated by small rainfall events (that is, the first 15 mm of rainfall) shall be retained and/or detained and treated (if required) at-source as much as practical and will not be permitted to enter the river untreated.

7. Upon completion of the works, all waste materials, equipment and machinery shall be removed, and the site cleaned up to the satisfaction of the Department of Biodiversity, Conservation and Attractions.
8. The maximum additional seating capacity of the café shall be limited to 30 patrons.

ADVICE NOTES

1. Submission of plans required as a condition of this approval can be emailed to rivers.planning@dbca.wa.gov.au.
2. Regarding **Condition 2**, the Demolition and Construction Environmental Management Plan should describe how the authorised works will be managed to minimise potential environmental impacts. Guidance for preparation of the plan is provided in [DBCA Guidance Note – Construction Environmental Management Plans](#) (the PDF will download automatically) and [Policies, plans and guidelines | Department of Biodiversity, Conservation and Attractions](#).
3. Regarding **Condition 3**, works should be undertaken in accordance with *Australian Standard AS 4970-2009 - Protection of trees on development site* and the arborist assessment report dated April 2026 by ARBOR Logic.
4. Regarding **Condition 4**, pruning shall be conducted in accordance with *Australian Standard AS4373-2007 - pruning amenity trees*, to protect tree health.
5. Regarding **Condition 5**, the final design drawings shall include:
 - a. detailed engineering drawings
 - b. final design specifications of the structure(s)
 - c. certification from a qualified and practiced engineer
 - d. compliance with all necessary safety standards and requirements (including suitable dimensions, buoyancy, and separation distances to public places)
 - e. details of external colours, building materials and finishes for all proposed buildings and structures
 - f. demonstrate that the selected materials and colour schemes are of low reflective standard and are sympathetic to the landscape setting, with minimal impact on the amenity of the area.
6. To allow sufficient time for the Department of Biodiversity, Conservation and Attractions to consider and approve the plans and details required under **Conditions 2 and 5** the documents must be submitted to the Department of Biodiversity, Conservation and Attractions at least 42 days before the expected works commencement date.
7. The City of Perth advises:
 - a. The owner/applicant is advised to contact the City of Perth's Urban Design team for further details on the requirements and approval process to relocate/modify the existing bicycle and pedestrian infrastructure impacted by the proposed works.
 - b. The applicant should also be advised that no building works should proceed prior to the City issuing a building permit. The City requires any building permit application to be accompanied by written confirmation that the conditions of planning approval and the building permit plans have been cleared to the DBCA's satisfaction and include written clearances from the Office of Heritage (where applicable).
 - c. The applicant should also be advised that an application for an Occupancy Permit (BA9) needs to be submitted to the City for approval.
8. Water Corporation advises:
 - a. Approval for works: any works undertaken in proximity to Water Corporation assets will require prior approval via an Asset Protection Risk Assessment (APRA). Guidance on prescribed proximities and relevant legislation are available in Water Corporation guidelines.

- b. Building Approval Application: prior to construction the landowner is required to submit an Additions/Alterations Application by using the online portal BuilderNet. Attachments required for approval will include: final construction, site and architectural floor plans.

DRAFT REPORT ENDORSED

Signed: *FStanley*

Date: 12 October 2026

Fran Stanley

Executive Director (as Delegate of the CEO)

DRAFT

Department of Biodiversity,
Conservation and AttractionsSWAN CANNING
RIVERPARK**Form 1 – Application for Approval of Development**

Swan and Canning Rivers Management Act 2006 – Part 5 – section 72(1)

1. Applicant details

The applicant is the person with whom the department, on behalf of the Chief Executive Officer, will correspond, unless an authorised agent has been appointed to act on behalf of the applicant, in which case correspondence will be sent direct to the agent.

Name	<u>Warwick LAVIS</u>		
Position (if applicable)	<u>Director</u>		
Organisation (if applicable)	<u>Bayside Kitchen Matilda Bay (Redbridge Pty Ltd)</u>		
Contact person	<u>Warwick LAVIS</u>		
Postal address	<u>5 Hackett Drive</u>		
Town/Suburb	<u>Crawley</u>	State	<u>WA</u> Postcode <u>6009</u>
Telephone	Work <u></u>	Mobile	<u></u>
Email	<u></u>		

I give authority for an agent (as identified at item No. 3) to act on my behalf during the assessment of the application

☒ YES ☐ NO

If 'YES', please provide Agent's details at item No. 3

Applicant signature

Date

30/04/26**2. Landowner details**

All owner(s) of the land must sign this application. Where land is owned by the Crown or has a management order granted to a local government or other agency, this application must be signed by the relevant landowner or management body as required under section 72(5)(a) of the Act. If there are more than two landowners, please provide the additional information and signature(s) on a separate page.

Details of first landowner

Name	<u>Benson John TODD</u>		
Position (if applicable)	<u>Regional Manager</u>		
Organisation (if applicable)	<u>Dept Biodiversity, Conservation and Attractions</u>		
Contact person	<u>Benson John TODD</u>		
Postal address	<u>4 Australia II Drive</u>		
Town/Suburb	<u>Crawley</u>	State	<u>WA</u> Postcode <u>6009</u>

I consent to this application being made.

First landowner signature

Date

21/04/26**Details of second landowner (if applicable)**

Name	<u></u>		
Position (if applicable)	<u></u>		
Organisation (if applicable)	<u></u>		
Contact person	<u></u>		
Postal address	<u></u>		
Town/Suburb	<u></u>	State	<u></u> Postcode <u></u>

I consent to this application being made.

Second landowner
signature

Date



3. Authorised agent details (if applicable)

The applicant must sign the form and tick the authorisation under item No. 1 to provide authority for an appointed authorised agent to act on their behalf.

Details of authorised agent

Name	Ria Robinson		
Position (if applicable)	Interior Designer		
Company/agency (if applicable)	Dedicated Construction		
ACN/ABN (if applicable)	58164185406		
Postal address	1/16 Gordon Rd W		
Town/Suburb	Osborne Park	State	WA
		Postcode	6017
Telephone	Work	Mobile	
Email	design@deco.construction		
Authorised Agent signature		Date	5/7/2026

4. Location of proposed development

Certificate of title information	Volume	Folio
	Diagram/plan/deposit plan no.	
Lot No.(s)	8169 & 14555	
Location		
Reserve No.(s) (if applicable)		
Street No.(s) and name	5 Hackett Drive	
Town/Suburb	Crawley	
Nearest road intersection	Mounts Bay Road	

5. Details of proposed development

Please provide a written description of the proposed development (refer to the Development Application Guidelines for further details on what information to include in this section).

Estimated cost of development	\$450,000.00
Current use of land	Kiosk
Proposed development	The proposed works involve the extension of the existing seating area to increase patron capacity and improve overall functionality of the space. In addition, the development includes the installation of a new cool room and freezer room to support operational requirements and enhance food and beverage storage capabilities.

Bayside Kitchen – Scope of Works

(DA Submission Summary)

The proposal comprises the extension of the existing dining area to increase patron capacity, together with the installation of a new cool room and freezer room to support ongoing operational requirements.

Works Within the Lease Area

- Extension of the existing dining area, including construction of a new roof structure to match the form, materials and finishes of the existing building, extending over the proposed cool room and new dining area. *(Ref. A12.1, ED01.1)*
- Relocation of existing glazing to suit the new layout. *(Ref. A12.1, ED01.1)*
- Removal of existing paving and construction of a new concrete slab to accommodate the cool room, freezer room and new dining area. *(Ref. A11.1, A12.1, ED01.1)*
- Relocation of existing planter to suit the new layout. *(Ref. A11.1, A12.1, ED01.1)*
- Minor modification to the existing dry store roofline to integrate the proposed freezer room. *(Ref. A11.1, A12.1, ED01.1)*
- Investigation and relocation (if required) of the existing soakwell to suit the new roof drainage. *(Ref. A11.1, A12.1)*
- Modification of the existing back bar to incorporate new refrigeration and beer taps. *(Ref. A11.1, A12.1)*
- Installation of café blinds to the extended dining area, consistent with existing materials and appearance. *(Ref. A12.1, ED01.1)*
- No change to existing operation time

Works Outside the Lease Area

- Relocation of an existing light pole (*Ref. A11.1, A12.1, ED01.1*)
- Relocation of six (6) bicycle racks, including associated footpath adjustments and reinstatement of bike maintenance facility. (*Ref. A11.1, A12.1, ED01.1*)
- Modification of footpath to align with the new layout. Demolition 59m2 (approx.) and new 25m2 (approx.) (*Ref. A11.1, A12.1, ED01.1*)
- Relocation of existing dog walking signage. (*Ref. A11.1, A12.1*)

Staging

- **Stage 1 (Completed 2025):** Café counter renovation
- **Stage 2:** Modification and extension of the existing bar and dining area, including installation of the cool room and freezer room.

UNDER GROUND

TELECOM
ELECTRICAL

LEGEND

- Gas Meter
- Sign
- Power Pole
- Light Pole
- Power Dome
- Telecom Pit
- Sewer Inspection Pit
- Misc Manhole
- Sewer Manhole
- Gully Trap
- Water Meter
- Water Hydrant
- Tree

ELECTRICAL
INFRASTRUCTURE

LOT 14555
DP 32409

GRASS

DATE 20.03.26 REV A00
29.06.26 A01
ISSUE FOR INFORMATION
LEASE LINE UPDATED

TBM 2.50
SPRING HEAD NAIL
IN CONCRETE

AREA OF WORKS

GRASS

UNDERGROUND POWER
IN THIS VICINITY

INFORMATION ONLY
NOT FOR CONSTRUCTION

Drawing BAYSIDE KITCHEN
EXTENSION AND REFURBISHMENT
5 Hackett Drive, Crawley WA 6009

Drawing # A11.0 /A01
SITE PLAN_STAGE 2

Scale 1:100

Page Size A3

Drawn RR



This drawing is copyright and the property of DEDICATED CONSTRUCTION and must not be used without written authorisation. All works to be carried out in accordance with the building code of Australia (NCC), Australian standards, statutory regulations and local authority requirements. Sub-contractors to notify DEDICATED CONSTRUCTION of any discrepancies, dimensional inconsistencies or the need for clarification prior to manufacture. Sub-contractors to investigate site and advise of any potential issues/clashes in documentation and works to be carried out. Do not measure off this drawing.

GRASS

REND BRICK WALL

REND BRICK WALL

PAVERS

BIKE RACKS

LIMESTONE RETAINING WALL

GARDEN

PAVERS

BAYSIDE KITCHEN
REND BRICK AND TILE

Ridge Height 8.58

RIDGE HEIGHT 6.68

RIDGE HEIGHT 7.11

FL 2.36

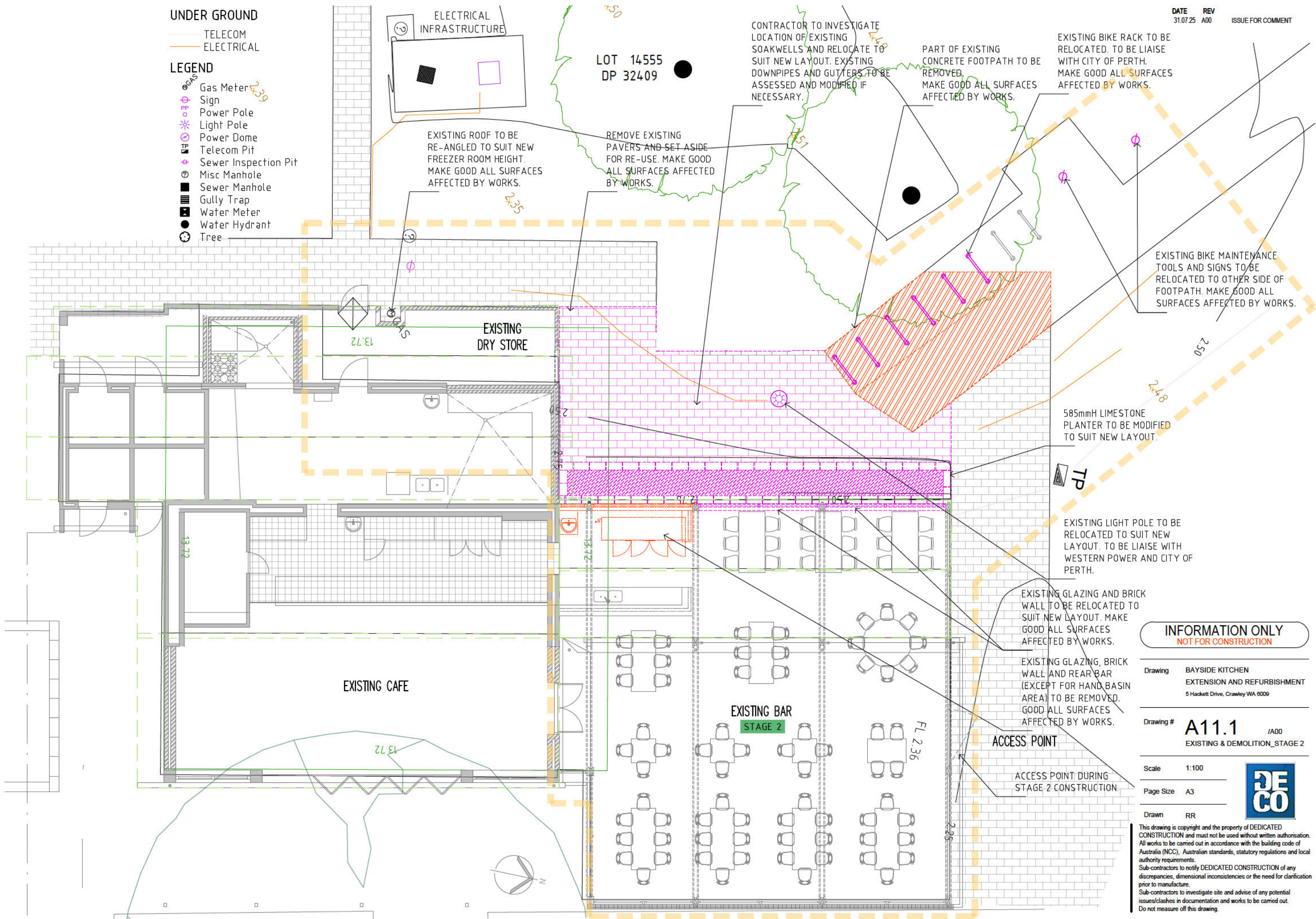
BOUNDARIES AS
PER SCDB (SPATIAL
CADASTRAL DATABASE)

UNDER GROUND

TELECOM
ELECTRICAL

LEGEND

- Gas Meter
- Sign
- Power Pole
- Light Pole
- Power Dome
- Telecom Pit
- Sewer Inspection Pit
- Misc Manhole
- Sewer Manhole
- Gully Trap
- Water Meter
- Water Hydrant
- Tree



INFORMATION ONLY
NOT FOR CONSTRUCTION

Drawing BAYSIDE KITCHEN
EXTENSION AND REFURBISHMENT
5 Hackett Drive, Crawley WA 6009

Drawing # **A11.1** /A00
EXISTING & DEMOLITION STAGE 2

Scale 1:100

Page Size A3

Drawn RR



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Sub-contractors to notify DEDICATED CONSTRUCTION of any discrepancies, dimensional inconsistencies or the need for clarification prior to manufacture.

Sub-contractors to investigate site and advise of any potential issues/clashes in documentation and works to be carried out. Do not measure off this drawing.

ELECTRICAL
INFRASTRUCTURE

LOT 14555
DP 32409

NEW ROOF TO FOLLOW EXISTING
ROOF. EXISTING DRY STORE ROOF TO
BE RE-ANGLED/ MODIFIED TO FIT
FREEZER ROOM. LOCATION OF NEW
SOAKWELLS TO BE CONFIRMED.

NOMINAL LOCATION
OF NEW SOAKWELL.
SIZE AND LOCATION
TO BE DISCUSSED.

REMOVED PAVERS TO
CREATE EXTENDED
PAVED FOOTPATH.
PATTERN TO MATCH
EXISTING.

EXISTING PLANTER &
PLANTS TO BE MODIFIED
AND RELOCATED HERE.

NOMINAL LOCATION OF BIKE
MAINTENANCE TOOLS.
LOCATION TO BE DISCUSSED
WITH COP.

NEW CONCRETE
FOOTPATH

NOMINAL LOCATION OF
DOG WALKING SIGN
LOCATION TO BE
DISCUSSED WITH COP.

NOMINAL LOCATION OF
LIGHT POLE. LOCATION
TO BE DISCUSSED WITH
COP AND WESTERN
POWER.

DATE 31.07.25
20.03.26
REV A00
A01
ISSUE FOR COMMENT
ISSUE FOR INFORMATION

SEWER INSPECT

EXISTING
DRY STORE

FREEZER

2400

811

2100

COOLROOM

KEGS

VOID

DRINKS

UB DRINK FR

HB

NEW DINING AREA

ART WALL

250 COL

1522

750

1522

750

1522

750

1522

750

1522

750

1522

750

1522

750

1522

750

1522

750

1522

750

1522

750

1522

750

NEW ROOF TO
FOLLOW EXISTING
ROOF LINE

ACCESS POINT

EXISTING CAFE
STAGE 1

EXISTING BAR
STAGE 2

INFORMATION ONLY
NOT FOR CONSTRUCTION

Drawing BAYSIDE KITCHEN
EXTENSION AND REFURBISHMENT
5 Hackett Drive, Crawley WA 6009

Drawing # A12.1 /A00
GENERAL LAYOUT_STAGE 2

Scale 1:100

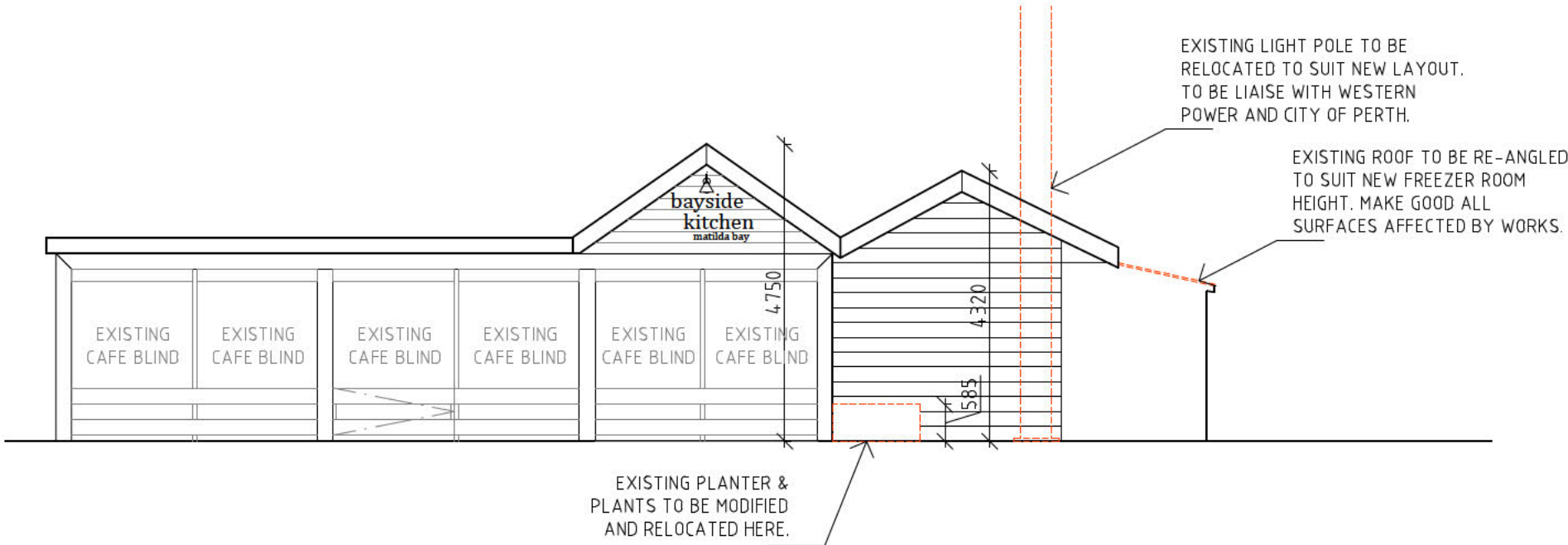
Page Size A3

Drawn RR

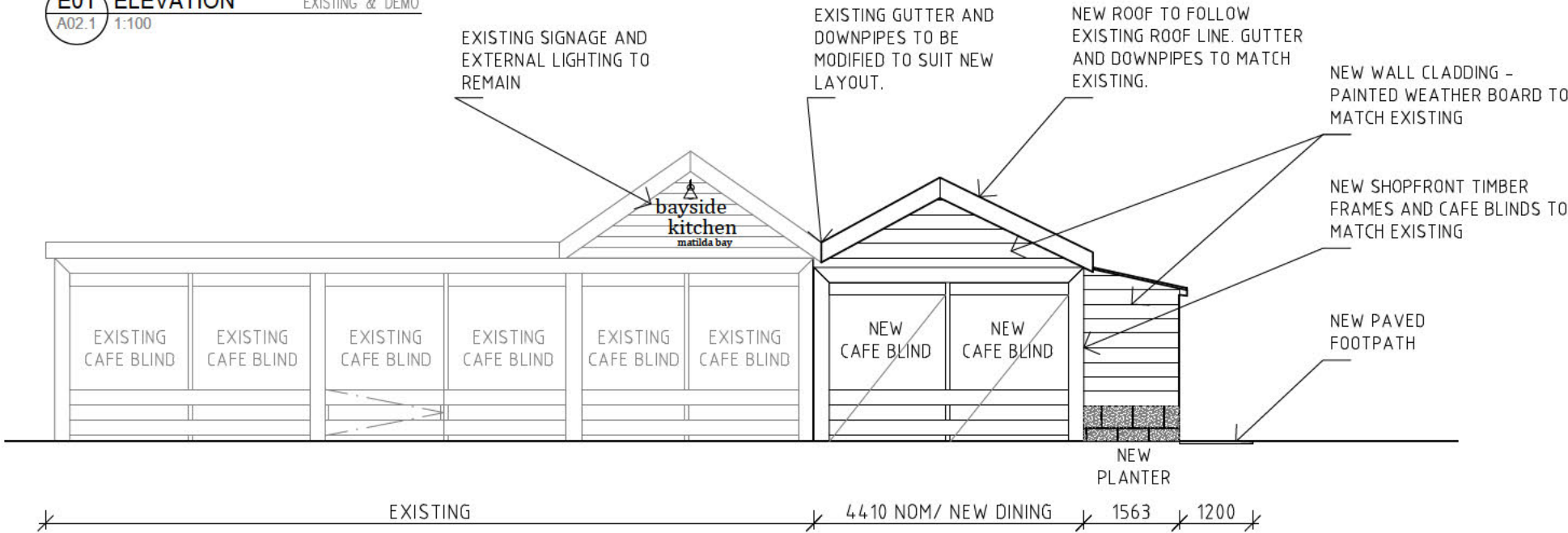


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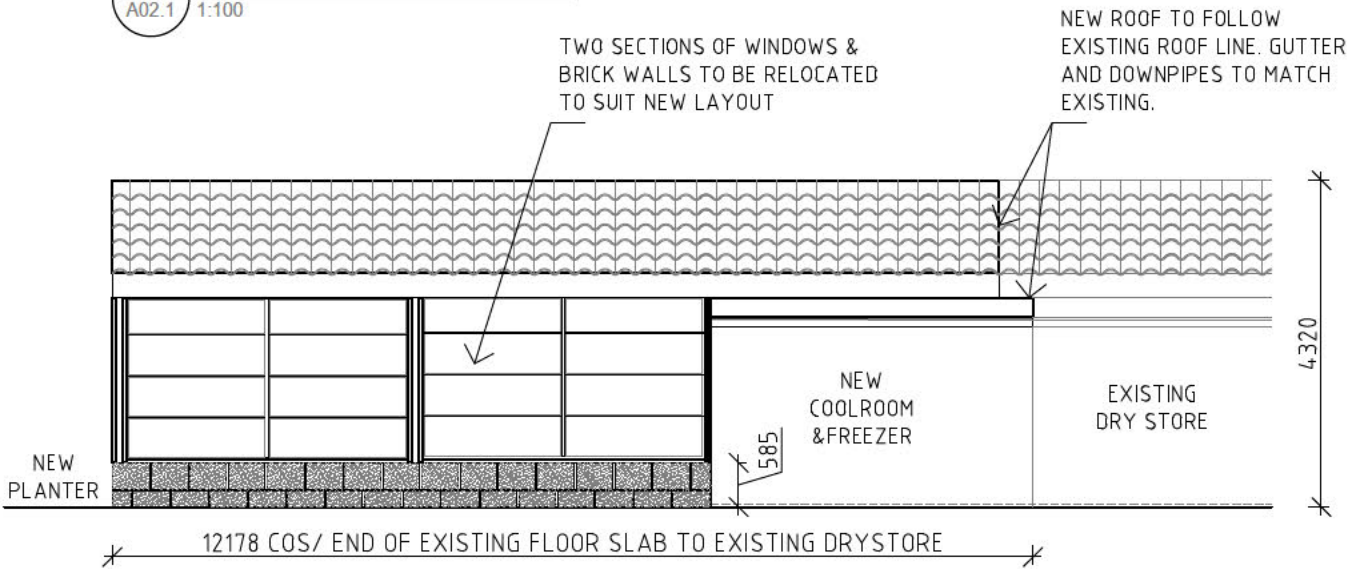
DATE	REV	ISSUE FOR COMMENT
31.07.25	A00	ISSUE FOR COMMENT
20.03.26	A01	ISSUE FOR INFORMATION
14.04.26	A02	EXISTING LIGHT AND SIGNAGE ADDED



E01 ELEVATION
A02.1 1:100
EXISTING & DEMO



E01 ELEVATION
A02.1 1:100
NEW



E02 ELEVATION
A02.1 1:100
NEW

INFORMATION ONLY
NOT FOR CONSTRUCTION

Drawing BAYSIDE KITCHEN
EXTENSION AND REFURBISHMENT
5 Hackett Drive, Crawley WA 6009

Drawing # **ED01.1** /A02
EXTERNAL ELEVATIONS_STAGE 2

Scale 1:100

Page Size A3

Drawn RR



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UNDER GROUND

TELECOM
ELECTRICAL

LEGEND

- Gas Meter
- Sign
- Power Pole
- Light Pole
- Power Dome
- Telecom Pit
- Sewer Inspection Pit
- Misc Manhole
- Sewer Manhole
- Gully Trap
- Water Meter
- Water Hydrant
- Tree

ELECTRICAL
INFRASTRUCTURE

LOT 14555
DP 32409

GRASS

DATE 20.03.26 REV A00
29.06.26 A01
ISSUE FOR INFORMATION
LEASE LINE UPDATED

TBM 2.50
SPRING HEAD NAIL
IN CONCRETE

AREA OF WORKS

GRASS

UNDERGROUND POWER
IN THIS VICINITY

INFORMATION ONLY
NOT FOR CONSTRUCTION

Drawing BAYSIDE KITCHEN
EXTENSION AND REFURBISHMENT
5 Hackett Drive, Crawley WA 6009

Drawing # A11.0 /A01
SITE PLAN_STAGE 2

Scale 1:100

Page Size A3

Drawn RR



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GRASS

REND BRICK WALL

REND BRICK WALL

PAVERS

BIKE RACKS

LIMESTONE RETAINING WALL

GARDEN

PAVERS

BAYSIDE KITCHEN
REND BRICK AND TILE

Ridge Height 8.58

RIDGE HEIGHT 6.68

RIDGE HEIGHT 7.11

FL 2.36

BOUNDARIES AS
PER SCDB (SPATIAL
CADASTRAL DATABASE)



Warwick Lavis

to me, Joshua ▾

Fri, May 8, 11:40 AM (1 day ago)



Hi Ria,

Regarding our septic system, we have what the water authority calls a Step System.

We have a 450 litre grease trap, for kitchen waste, which retains fats, liquid goes to our 2,000 litre septic tank. liquid flows from the septic tank into the Water Authority pumping station which is also maintained by the water Authority. The fluids are pumped from there to the main sewerage in Hackett Drive.

Toilets flow into the septic tank.

We employ a private contractor to pump the grease trap every 6 weeks and the septic tank 3 times per year.



--

Warwick J. Lavis
Bayside Kitchen Matilda Bay
5 Hackett Drive
Crawley 6009
[Redacted]





April 9, 2026

Warwick Lavis
Bayside Kitchen, Matilda Bay
5 Hackett Drive
Crawley, WA 6009

ATTN: Warwick

RE: Arboricultural Assessment; Trees adjacent Bayside Kitchen

Dear Warwick,

Further to your request, the following is a brief of my assessment of the potential impact to the identified trees adjacent to Bayside Kitchen in relation to the proposed development.

Should you have any queries regarding the findings of this report, or if I can be of any further assistance, please do not hesitate to contact me.



[Redacted]

[Redacted]

Tech. Arbor A

1. Particulars to the Assessment

1.1 Terms Used

The following terms have been used in this report:

'Trees'	meaning the trees that are the subject of this report
'NRZ'	meaning 'Notional Root Zone'; a notional area where the majority of a tree's root mass is considered likely to be found based on AS4970 guidelines. Any works required in this zone are considered likely to have the <i>potential</i> to have an impact the future health of the tree.
'SRZ'	meaning 'structural root zone'; a notional area where the majority of a tree's larger in-ground supportive root mass is considered likely to be found based on AS4970 guidelines. Any works required in this zone are considered likely to have some potential to impact the future health of the tree, and possibly its in-ground stability as well.
'DSH'	meaning diameter at standard height; the diameter of a tree's trunk and typically measured at 1.4m above ground level and used to calculate the NRZ of a tree
'DRF'	meaning diameter at root flare; the diameter of a tree's trunk typically measured just above ground level where any root flare occurs and used to calculate the SRZ of a tree
'AS 4970'	meaning Australian Standards 4970; Protection of Trees on Development Sites
'AS 4373'	meaning Australian Standards 4373; Pruning of Amenity Trees
'Plan Provided'	meaning Dedicated Construction drawings A01.1 and A02.1 showing the details of the development proposed

1.2 Limitations and Particulars of this Assessment

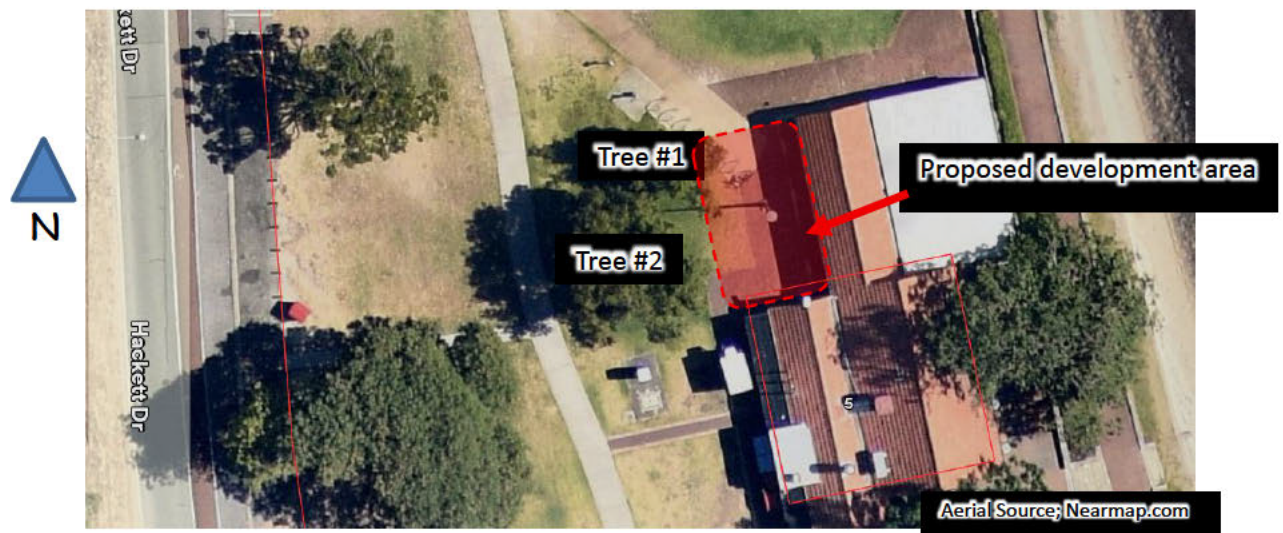
The information and opinions provided in this document are based on the findings from:

1. An inspection of the Trees undertaken April 8, 2026, and
2. A review of the Plan Provided to ascertain the extent of works proposed to be undertaken near the Trees as part of the proposed development

2. Preliminary Arboricultural Assessment

2.1 Tree Location

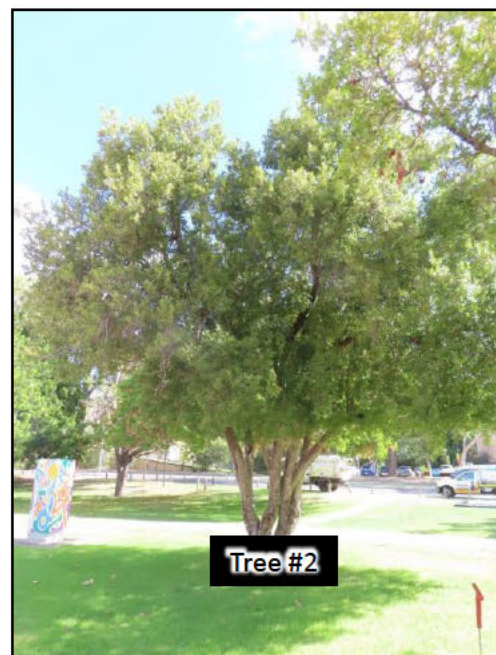
Two Trees were noted to be in the vicinity of the area of the proposed development. Their location is shown on the aerial below.



2.2 Tree Details



Species; Lillypilly (*Acmena smithii*)
Approx. Height; 6m
DSH; 57cm
DRF; 57cm
Canopy Spread; 5-6m north-south
5-6m east- west (4m east)
NRZ; 6.8m
SRZ; 2.6m



Species; Lillypilly (*Acmena smithii*)
Approx. Height; 8m
DSH; 46 & 33cm
DRF; 72cm
Canopy Spread; 7-8m north-south
8-9m east- west (5m east)
NRZ; 6.8m
SRZ; 2.9m

2. Preliminary Arboricultural Assessment

2.3 Condition/Observations

2.2.1 Tree #1

Mature tree. A small section of its canopy looks to be declining but overall remains in reasonably good health. Areas of decay noticeable in parts of its main stem and canopy structure. Not of any concerns at this time. Canopy spread 4m east of main stem and constitutes a larger percentage of its canopy.

2.2.2 Tree #2

Mature tree. Currently shows good health and a good (typical) structural form. Multi-stemmed from near ground level. Areas of decay noticeable in parts of its main stem and canopy structure but not of any concerns at this time in terms of impact to its structural integrity.

2.4 Other Notable Observations

Both Trees look to be in an irrigated lawn area.

Some signs to suggest some level of excavation has previously occurred in the NRZ of Tree #1 when the existing concrete path and bike racks were installed.



3. Impact Assessment

3.1 Tree #1

Based on the Plan Provided the majority of the development proposed looks to be over an area that already looks to have been disturbed at some stage over the Tree's life span. As such it is considered fair to assume that any root mass from the Tree that may have been in that area has previously been removed. Construction of the main aspects of the proposed development therefore looks likely to have marginal (if any) impact to the Tree.

Proposed changes to the paving *may* however have some potential to impact the root zone of the Tree. cursory probing along the edge of the proposed development area did suggest that there are some roots up to around 3-5cm in diameter present in the lawn area. However, the volume of roots present appears to be limited.

Based on these findings, removal of the level of root mass encountered appears to be acceptable on the provision that the remaining NRZ of the Tree will be protected in accordance with AS4970 guidelines at all times during the construction phase of the development and that the existing irrigation that the Tree is currently accustomed to is maintained at current volumes and frequency during construction.

3.2 Tree #2

Based on the Plan Provided encroachment into the NRZ of this Tree from the main aspects of the development looks to be marginal (<10%) and as such would not be anticipated to have any major impact to the future health or potential life span of the Tree, on the provision that the remainder of its NRZ is protected in accordance with AS4970 guidelines at all times during the construction phase of the development.

4. Opinion and Recommendations

The findings of the assessment suggest that impact of the proposed development to the Trees looks likely to be marginal; particularly to Tree #2.

In order to minimise the impact as much as practicably possible protection measures will however be required to be implemented to the remaining NRZ area during the construction stages of the development in accordance with AS4970 guidelines (details provided as an attachment to this report).

Key factors are to include;

- Engagement of a suitably qualified arborist to undertake tree-sensitive excavation *before* general site works commence along the proposed alignment to undertake root pruning works. Results (size and number of roots removed from each Tree) are to be provided to the arboricultural consultant for comment.
- Methodology for the relocation/removal of the existing bike racks is to be subject to arboricultural input to ensure impact to Tree #1 will remain minimal during those works.
- Methodology for the relocation/removal of the existing light pole to be subject to arboricultural input to ensure impact to Tree #1 will remain minimal during those works.
- Proximity of proposed paving to Tree #1 is to be subject to findings from the exploratory excavations undertaken by the arborist (refer bullet point 1 above).
- Modifying irrigation (as needed) so that the historical volumes and frequency of watering around the Trees can be maintained during the construction stages of the development. This will be required to be undertaken before any earl stages of site works commence.
- All aspects of drainage including soakwells and any pipework required for soakwells is to be maintained outside of the NRZ of the Trees. Soakwells are not to be installed into the NRZ of either Tree.
- Setting up of a Tree Protection Zone for the Trees prior to development works commencing in accordance with AS4970 guidelines; refer details attached to this report. *Both Trees are recommended to be incorporated into the one single Tree Protection Zone area.*
- Location for any works offices, or the laying down of any materials and/or debris associated with the construction works is to be maintained outside of the NRZ of the Trees. Provisions for an alternative area will need to be made accordingly for the duration of the works.
- Canopy pruning to provide greater clearance for the proposed building is also recommended to be provided *before* general construction works commence so to avoid any potential conflicts during the construction period.

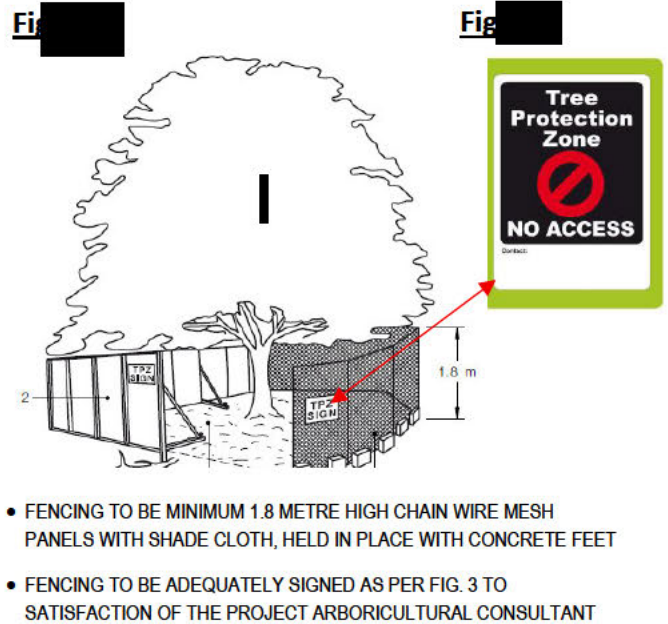
Attachments to the Report

- Attachment 1; References Used
- Attachment 2; Copy of Tree Protection Management Plans
- Attachment 3; Company Information & Disclaimer

Attachment 1; References Used

- Australian Standards 4970; Protection of Trees on Development Sites
- Australian Standards 4373; Pruning of Amenity Trees

TREE PROTECTION METHOD STATEMENT

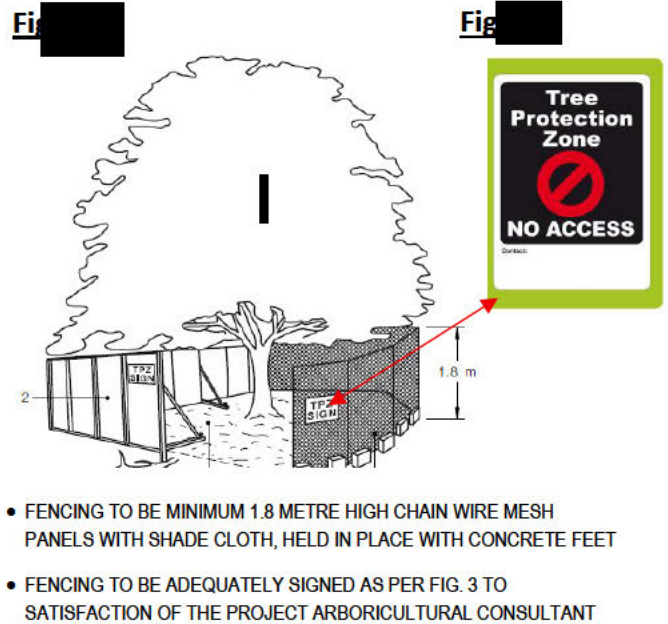
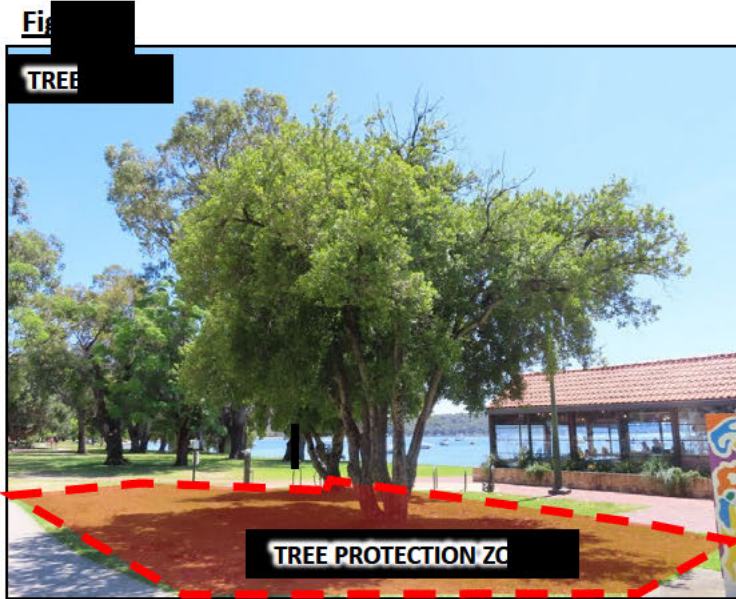


NOTES:

- CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO FAMILIARISE THEMSELVES WITH AS4970 GUIDELINES TO ENSURE PROTECTION OF THE TREE IS COMPLIANT AT ALL TIMES DURING THE CONSTRUCTION PROCESS.
- THE AREA BETWEEN THE EDGE OF THE PROPOSED WORKS AREA, THE EXISTING CONCRETE FOOTPATHS TO THE TREE'S EAST AND NORTH AS INDICATED ON Fig. 1 IS TO BE TREATED AS THE TREE'S TREE PROTECTION ZONE AND PROTECTED IN ACCORDANCE WITH AS4970 GUIDELINES AT ALL TIMES DURING THE CONSTRUCTION PROCESS. . RECOMMEND INCORPORATING TREE #2 INTO THE SAME TPZ AREA.
- AN ARBORIST IS REQUIRED TO BE ENGAGED PRIOR TO ANY GENERAL SITE DEMOLITION WORKS TO UNDERTAKE ROOT-PRUNING ALONG THE EDGE OF THE WORKS/TPZ AREA. DETAILS OF THE SIZE AND NUMBER OF ANY ROOTS REMOVED IS TO BE PROVIDED TO THE ARBORICULTURAL CONSULTANT FOR INFORMATION AND COMMENT.
- METHODOLOGY FOR THE RELOCATION/REMOVAL OF THE EXISTING BIKE RACKS IS REQUIRED TO BE SUBJECT TO FURTHER DISCUSSION ARBORICULTURAL INPUT.
- METHODOLOGY FOR THE RELOCATION/REMOVAL OF THE EXISTING LIGHT POLE IS REQUIRED TO BE SUBJECT TO FURTHER DISCUSSION ARBORICULTURAL INPUT.
- PROTECTIVE FENCING IS TO BE INSTALLED TO EXCLUDE THE TPZ AREA FROM THE SITE IN ACCORDANCE WITH AS 4970 GUIDELINES & Fig. 2 & 3 BEFORE ANY WORKS OCCUR ON THE LOT.
- IRRIGATION OF THE TPZ AREA IS TO BE MAINTAINED AT CURRENT VOLUMES AND FREQUENCY.
- DURING THE WORKS, THE TPZ IS **NOT AT ANY TIMES** TO BE USED FOR PURPOSES OF:
 - TRAVERSING OR PARKING OF PLANT MACHINERY OR VEHICLES
 - LAYDOWN AREA OR STORAGE FOR ANY MATERIALS AND/OR DEBRIS
 - EQUIPMENT REFUELLING
 - STORAGE OF SURPLUS FILL
 - PREPARATION OF CHEMICALS AND/OR CEMENT PRODUCTS
 - AREAS TO DUMP CONSTRUCTION AND/OR GENERAL WASTE
 - WASH DOWN OR CLEANING
 - LOCATION FOR SITE OFFICES OR TOILETS
 - OR ANY OTHER ACTIVITY THAT MAY HARM OR INJURE THE TREE'S ABOVE OR BELOW GROUND PARTS
- NO WORKS ARE TO OCCUR IN THE TPZ AREA WITHOUT FURTHER DISCUSSION AND APPROVAL OF THE PROJECTS ARBORICULTURAL CONSULTANT. THE TREE PROTECTION ZONE FENCING IS REQUIRED TO REMAIN INTACT FOR THE DURATION OF THE WORKS.
- ANY DAMAGES OR ENCROACHMENTS INTO THE TPZ MAY INCUR PENALTIES OF UP TO THE CALCULATED VALUE OF THE TREE (IN ITS PRE-DEVELOPMENT CONDITION) IN THE EVENT OF IRREPARABLE/IRREVERSIBLE.
- CANOPY WORKS TO PROVIDE GREATER CLEARANCE FOR THE WORKS AREA TO BE UNDERTAKEN PRIOR TO GENERAL WORKS COMMENCING; REFER DETAILS ATTACHED. ALL WORKS TO COMPLY WITH AS4373 GUIDELINES AND BE UNDERTAKEN BY QUALIFIED TREE SURGEONS.

PROJECT	BAYSIDE KITCHEN, MATILDA BAY	 PO Box 1025, Balcalta WA 6914	DATE	9/4/2026
CLIENT	WARWICK LAVIS		DRAWN BY	J. ROYAL
			REVISION	0

TREE PROTECTION METHOD STATEMENT

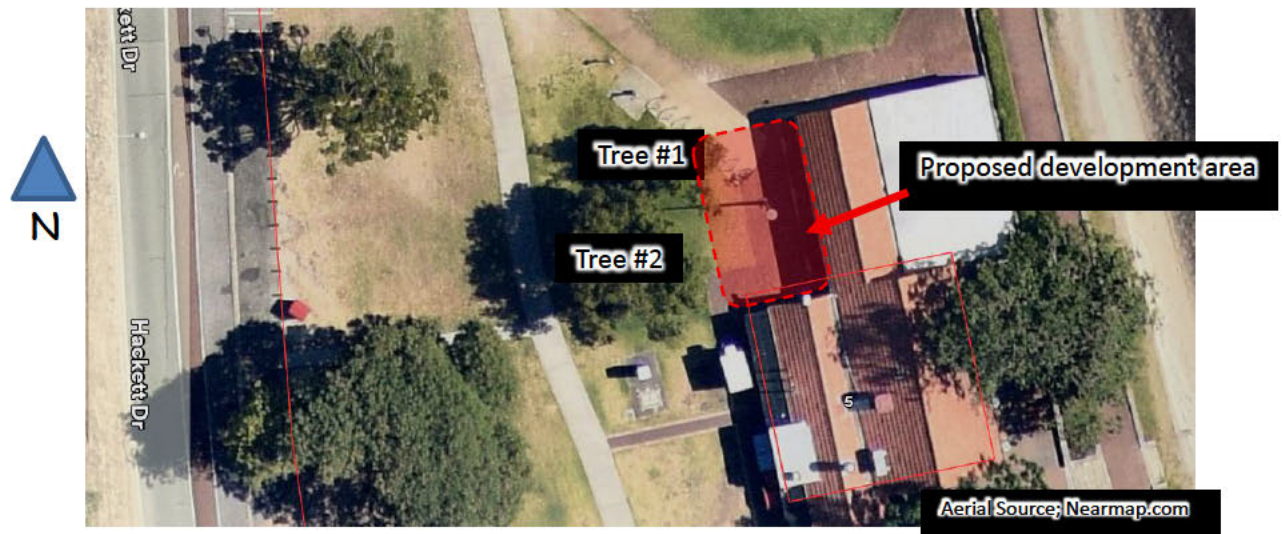


NOTES:

- CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO FAMILIARISE THEMSELVES WITH AS4970 GUIDELINES TO ENSURE PROTECTION OF THE TREE IS COMPLIANT AT ALL TIMES DURING THE CONSTRUCTION PROCESS.
- THE AREA BETWEEN THE EDGE OF THE PROPOSED WORKS AREA, THE EXISTING CONCRETE FOOTPATHS TO THE TREE'S EAST AND NORTH AS INDICATED ON Fig. 1 IS TO BE TREATED AS THE TREE'S 'TREE PROTECTION ZONE' (TPZ) AND PROTECTED IN ACCORDANCE WITH AS4970 GUIDELINES AT ALL TIMES DURING THE CONSTRUCTION PROCESS. RECOMMEND INCORPORATING TREE #1 INTO THE SAME TPZ AREA.
- AN ARBORIST IS REQUIRED TO BE ENGAGED PRIOR TO ANY GENERAL SITE DEMOLITION WORKS TO UNDERTAKE ROOT-PRUNING ALONG THE EDGE OF THE WORKS/TPZ AREA. DETAILS OF THE SIZE AND NUMBER OF ANY ROOTS REMOVED IS TO BE PROVIDED TO THE ARBORICULTURAL CONSULTANT FOR INFORMATION AND COMMENT.
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 - TRAVERSING OR PARKING OF PLANT MACHINERY OR VEHICLES
 - LAYDOWN AREA OR STORAGE FOR ANY MATERIALS AND/OR DEBRIS
 - EQUIPMENT REFUELLING
 - STORAGE OF SURPLUS FILL
 - PREPARATION OF CHEMICALS AND/OR CEMENT PRODUCTS
 - AREAS TO DUMP CONSTRUCTION AND/OR GENERAL WASTE
 - WASH DOWN OR CLEANING
 - LOCATION FOR SITE OFFICES OR TOILETS
 - OR ANY OTHER ACTIVITY THAT MAY HARM OR INJURE THE TREE'S ABOVE OR BELOW GROUND PARTS
- NO WORKS ARE TO OCCUR IN THE TPZ AREA WITHOUT FURTHER DISCUSSION AND APPROVAL OF THE PROJECTS ARBORICULTURAL CONSULTANT.
- TREE PROTECTION ZONE FENCING IS REQUIRED TO REMAIN INTACT FOR THE DURATION OF THE WORKS AND SHALL NOT BE ALTERED OR REMOVED WITHOUT APPROVAL OF THE PROJECTS ARBORICULTURAL CONSULTANT.
- ANY DAMAGES OR ENCROACHMENTS INTO THE TPZ MAY INCUR PENALTIES OF UP TO THE CALCULATED VALUE OF THE TREE (IN ITS PRE-DEVELOPMENT CONDITION) IN THE EVENT OF IRREPARABLE/IRREVERSIBLE.
- NO CANOPY WORKS REQUIRED FOR THIS TREE.

PROJECT	BAYSIDE KITCHEN, MATILDA BAY	 PO Box 1025, Boicatta WA 6914 Ph: 0809 105 745 Email: info@arborlogic.com.au	DATE	9/4/2026
CLIENT	WARWICK LAVIS		DRAWN BY	J. ROYAL
			REVISION	0

TREE PRUNING WORKS; CONTRACTOR COPY



Tree #1; Lillypilly



SCOPE OF WORKS

Undertake selective canopy works to provide greater clearance from the proposed roofline; areas indicated on the image above.

No other canopy works are required to be undertaken.

Notes on Canopy Works

- All tree pruning works are to be undertaken by suitably qualified and experienced tree surgeons (minimum AQF certificate 3 in arboriculture),
- All works are to comply with Australian Standards 4373 (2007); Pruning of Amenity Trees.
- Any queries regarding the scope of works required please contact Jason (Arbor logic) 0409 105 745

Attachment 3; Company Information

Company Name:



A.C.N.: 107 194 061

A.B.N.: 66 566 369 687

Insurance Details:

General Liability; Woodina \$20 million

Professional Indemnity; Woodina \$10 million

Personal Protection; Zurich

Office/Contact Details

Postal Address: PO Box 1025, Balcatta WA 6914

Ph: [REDACTED]

Consultant Details

Consultant Contact: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]



Member No. 1254



J. Royal; 172723



Lisc. No. 1743

Disclaimer

This Report has been provided in good faith and based upon the material information provided by the Client to Arbor logic, and/or based on the visual inspection of the tree(s) at the time this advice was prepared.

The contents of this Report should be read in full, and at no time shall any part of the Report be referred to unless taken in full context with the remainder of the document.

The contents of this Report may not be reissued to another party or published in part or full without Arbor logic's written permission.

Arbor logic does not accept liability arising out of loss or damage that results from: -

- Material information not being provided by the Client to Arbor logic at the time this advice was prepared.
- The provision of misleading or incorrect information by the Client or any other party to Arbor logic upon which this advice was prepared.
- This advice being used by the Client or any other party in circumstances or situations other than the specific subject of this advice.
- Failure by the Client to follow this advice.
- The action(s) or inaction(s) of the Client or any other party that gives rise to the loss of, or damage to, the tree(s) that are the subject of this advice.

It is also important to take into consideration that all trees are living organisms and as such there are many variables that can affect their health and structural properties that remain beyond the scope of reasonable management practices or the advice provided in this Report based on the visual inspection of the tree(s).

As such a degree of risk will still remain with any given tree(s) despite the adoption of any best management practices or recommendations made in this Report.

**CITY OF
PERTH****DBCA Ref: 2026-1902**

10 June 2026

Mr Glen McLeod-Thorpe
Manager Statutory Assessments
Department of Biodiversity, Conservation and Attractions
Locked Bag 104
BENTLEY DELIVERY CENTRE WA 6983

Dear Glen,

5 (LOT 8169) HACKETT DRIVE, CRAWLEY - ALTERATIONS AND ADDITIONS TO THE EXISTING BUILDING FOR 'BAYSIDE KITCHEN'

Thank you for your letter dated 12 May 2026 referring an application for alterations and additions to the existing building for 'Bayside Kitchen' at the subject site to the City for comment.

It is advised that the City supports this proposal subject to the following:

Condition:

- 1. All external alterations and additions matching/complementing the existing building with final details of the materials, colours and finishes being submitted for approval by the Department of Biodiversity, Conservation and Attractions, in consultation with the City, prior to applying for a building permit.***

Advice:

- A. The owner/applicant is advised to contact the City of Perth's Urban Design team for further details on the requirements and approval process to relocate/modify the existing bicycle and pedestrian infrastructure impacted by the proposed works.***

The applicant should also be advised that no building works should proceed prior to the City issuing a building permit. The City requires any building permit application to be accompanied by written confirmation that the conditions of planning approval and the building permit plans have been cleared to the DBCA's satisfaction and including written clearances from the Office of Heritage (where applicable).

Enquiries to:

 **E** info@cityofperth.wa.gov.au
A 27 St Georges Terrace, Perth WA 6000
ABN 83 780 118 628

The applicant should also be advised that an application for an Occupancy Permit (BA9) needs to be submitted to the City for approval. [REDACTED] is available on [REDACTED] to assist with any queries you may have in relation to these applications.

Preliminary building advice is also enclosed for the applicant's information and compliance.

[REDACTED] of the City's Development Approvals Unit is available [REDACTED] to assist you with any further queries you may have relating to this matter.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Encl. Preliminary advice

PRELIMINARY ADVICE

DA-2026/5129

5 Hackett Drive, CRAWLEY

BUILDING ADVICE

Disability Discrimination Act

The building owner/developer is hereby notified that in addition to the Building Code of Australia (BCA) requirements for providing access for people with a disability, it is the responsibility of the building owner/developer to ensure the development complies with the Disability Discrimination Act 1992 and the Disability (Access to Premises - Buildings) Standards 2010.

Further information about universal access can be obtained from the following Advisory Board and the relevant Federal and State Government Department -

City of Perth's Access and Inclusion Advisory Group (AIAG):

<https://cityofperth.sharepoint.com/sites/CMS/SitePages/Access-and-Inclusion-Advisory-Group.aspx?web=1>

The Western Australia Department of Communities – Disability Services:

http://www.disability.wa.gov.au/understanding-disability1/understanding-disability/accessibility/built_environment/

Building permit required

A building permit is required to be submitted and approved prior to undertaking building work.

Occupancy permit required

The building or any part thereof, shall not be occupied until this Council has issued an Occupancy Permit to the owner.



Contact

28 May 2026

Swan and Canning Waterways Branch
Department of Biodiversity, Conservation and Attractions
17 Dick Perry Avenue
Kensington WA 6151

Dear Sir / Madam,

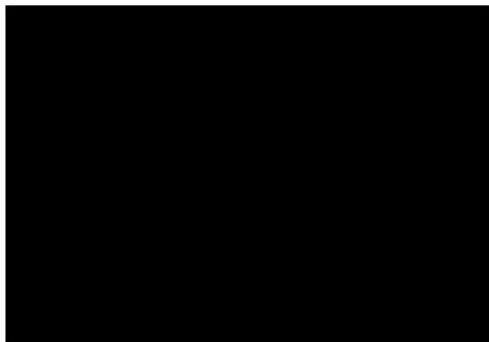
Property Address: Lot 8169 (No. 5) Hackett Drive, Crawley
Proposal: Referral for Comment - Part 5 - Extension to cafe,
Bayside Kitchen - 2026-1902

I refer to the request received on 30 April 2026 relating to the abovementioned proposal.

After reviewing the information provided, the City has **no comment** on the proposal.

Should you have any queries on the above, please don't hesitate to contact

Yours faithfully,



Development
Services

629 Newcastle Street
Leederville WA 6007

PO Box 100
Leederville WA 6902

T (08) 9420 2099
F (08) 9420 3193



Your Ref: 2026-1902
Our Ref: 213832490 - DEV436321
Enquiries: [REDACTED]
Direct Tel: [REDACTED]
Email: land.planning@watercorporation.com.au

27 May 2026

Department Of Biodiversity, Conservation & Attractions
Locked Bag 104
BENTLEY DC WA 6983

Attention of: Statutory Assessments

Re: Lot 8169 on DP 171833, 5 Hackett Dr, Crawley - Reserve 17375

Thank you for your email dated 7th of May 2026. Water Corporation offers the following comments regarding this proposal:

Water

Reticulated water is available and connected to the subject lot.

Wastewater

Reticulated sewerage is available and connected to the subject lot. An Odour Buffer is in close proximity to the proposed extension. Only a compatible land use should be developed within the buffer, if the development changes we must reassess the proposal. You can also refer to [EPA](#) WA's separation distances documentation.

Approval for works

Any works undertaken in proximity to Water Corporation Assets will require prior approval via an [Asset Protection Risk Assessment](#) (APRA) Guidance on prescribed proximities and relevant legislation are available in our [guidelines](#).

Building Approval Application

Prior to construction the land owner is required to submit an Additions/Alterations Application by using our online portal [BuilderNet](#). Attachments required for approval will include:

- Final construction site & architectural floor plans

The above advice is subject to review and may change. If the proposal has not progressed within the next six (6) months, please contact us to confirm that this advice remains current.

Please provide the above comments to the landowner, developer and/or their representative. Should you require any further clarification, please do not hesitate to contact the undersigned.

Kind Regards

[REDACTED]
[REDACTED]
Development Services

From: [REDACTED]
To: [REDACTED]
Subject: RE: DEV436321 Water Corporation - Referral for Comment Part 5 Extension to cafe Bayside Kitchen
Date: Tuesday, 21 July 2026 9:40:37 AM

[External Email] This email was sent from outside the department – be cautious, particularly with links and attachments.

Thank you for your email and follow-up regarding the applicant's additional information on the current sewage system, my apologies for the delay in response.

Water Corporation has reviewed the information provided. Based on the details available, we have no further comments to add to our previous response. Assessment of the capacity and suitability of any private wastewater infrastructure servicing the development remains the responsibility of the landowner/applicant and the relevant approval authority.

Should the proposal require connection to Water Corporation's sewer network, any necessary servicing requirements would be addressed through the standard connection application process.

Please let me know if you require any further clarification.

Kind Regards



I'm shaping WA's
water future



In the spirit of reconciliation, Water Corporation acknowledges the Traditional Custodians of Country throughout WA and their enduring connections to land, sea and community. We pay our respects to Elders past and present, and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

From: [REDACTED]
Sent: Wednesday, 24 June 2026 12:03 PM
To: [REDACTED]
Subject: FW: DEV436321 Water Corporation - Referral for Comment Part 5 Extension to cafe

Bayside Kitchen
Importance: High

OFFICIAL

[REDACTED]

I'm following up on my previous email below. Can you please advise as to whether Water Corporation will provide additional information related to the applicant's attached email about the current sewage system – if there are any issues with capacity from the proposed additional seating/patrons?

Kind regards

[REDACTED]

[REDACTED]

Environmental Officer | Statutory Assessment Unit | Swan Canning Waterways Branch

[REDACTED]

Parks and Wildlife Service | Department of Biodiversity, Conservation and Attractions
17 Dick Perry Avenue, Kensington WA 6151 | Locked Bag 104, Bentley Delivery Centre WA 6983

The department acknowledges the traditional owners of country throughout Western Australia and their continuing connection to land, sea and community. We pay our respects to them, their culture and to their Elders past and present.



Department of Biodiversity,
Conservation and Attractions



From: [REDACTED]

Sent: Wednesday, 3 June 2026 4:43 PM

To: [REDACTED]

Subject: FW: DEV436321 Water Corporation - Referral for Comment Part 5 Extension to cafe Bayside Kitchen

Importance: High

Hi Julie

I'm the assessing officer for this proposal. Thank you for providing the attached letter.

I wanted to check that you received the attached follow-up email which outlined the additional advice from the Applicant (refer to attached Scope of Works and Current Sewage System).

Can you please advise whether you have any additional comments in relation to this additional information (e.g. sewage system).

Kind regards

[Redacted]

[Redacted]

Environmental Officer | Statutory Assessment Unit | Swan Canning Waterways Branch

[Redacted]

Parks and Wildlife Service | Department of Biodiversity, Conservation and Attractions
17 Dick Perry Avenue, Kensington WA 6151 | Locked Bag 104, Bentley Delivery Centre WA 6983

The department acknowledges the traditional owners of country throughout Western Australia and their continuing connection to land, sea and community. We pay our respects to them, their culture and to their Elders past and present.



Department of Biodiversity,
Conservation and Attractions



From: Julie Doessel <Julie.Doessel@watercorporation.com.au>

Sent: Thursday, 28 May 2026 9:31 AM

To: Rivers Planning <rivers.planning@dbca.wa.gov.au>

Subject: RE: DEV436321 Water Corporation - Referral for Comment Part 5 Extension to cafe Bayside Kitchen

[External Email] This email was sent from outside the department – be cautious, particularly with links and attachments.

Good Morning

Please find Water Corporation's response to the proposal attached.

Kind Regards

[Redacted]





In the spirit of reconciliation, Water Corporation acknowledges the Traditional Custodians of Country throughout WA and their enduring connections to land, sea and community. We pay our respects to Elders past and present, and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

From: Rivers Planning <rivers.planning@dbca.wa.gov.au>

Sent: Thursday, 7 May 2026 9:36 AM

To: Land Planning <LandPlanning@watercorporation.com.au>

Subject: DEV436321 Water Corporation - Referral for Comment Part 5 Extension to cafe Bayside Kitchen

OFFICIAL

Good morning,

PART 5 – Extension to café, Bayside Kitchen, 5 Hackett Drive, Crawley (Lot 8169 on Deposited Plan 171833 (Reserve 17375) Hackett Drive, Crawley) – 2026-1902

The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application for the above-mentioned development. The application can be downloaded from our website here [Extension to cafe, Bayside Kitchen, 5 Hackett Drive, Crawley | Department of Biodiversity, Conservation and Attractions](#). Your department is invited to provide comments and recommendations considered relevant to this proposal.

Please provide a response via rivers.planning@dbca.wa.gov.au to this office within **42 days** of receipt of this email i.e **18 June 2026**. Should you not be able to respond within this time, please notify the department as soon as possible and advise a date when a response may be available.

In preparing your response, please be aware that it may be made available for viewing by the public, unless otherwise requested.

Should there be any queries regarding this matter, please contact DBCA's Swan Canning Waterways Branch on 9219 9000 or rivers.planning@dbca.wa.gov.au and quote reference number **2026-1902**.

Yours sincerely

Statutory Assessments

Swan and Canning Waterways Branch
Department of Biodiversity, Conservation and Attractions
17 Dick Perry Avenue, Kensington WA 6151
Locked Bag 104, Bentley Delivery Centre WA 6983
Email: rivers.planning@dbca.wa.gov.au Web: www.dbca.wa.gov.au



Department of Biodiversity,
Conservation and Attractions



*The department acknowledges the Whadjuk people as the Traditional Owners of this land and their continuing connection to land, sea and community.
We pay our respects to them, their cultures and to their Elders past and present.*

The Water Corporation respects individuals' privacy. Please see our privacy notice at [What about my privacy](#)

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